



Entered on Docket
August 16, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegler".

Hon. Linda B. Riegler
United States Bankruptcy Judge

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20 Attorneys for Secured Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION,
21 SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, FKA
22 WORLD SAVINGS BANK, FSB

23 UNITED STATES BANKRUPTCY COURT

24 DISTRICT OF NEVADA

25 In re

26 TIMOTHY C NELSON AND RENEE L.
27 NELSON,

28 Debtor(s).

Bankruptcy Case No. BK-S-10-20989-lbr
Chapter 7

WELLS FARGO BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY
MERGER TO WACHOVIA MORTGAGE,
FSB, FKA WORLD SAVINGS BANK,
FSB'S ORDER TERMINATING
AUTOMATIC STAY

Date: August 4, 2010

Time: 10:30 a.m.

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1 A hearing on Secured Creditor Wells Fargo Bank, National Association,
2 successor by merger to Wachovia Mortgage, FSB, fka World Savings Bank, FSB's Motion for
3 Relief From the Automatic Stay came on regularly for hearing in the United States Bankruptcy
4 Court before the Honorable Linda B. Riegler, Ace Van Patten appearing on behalf of Secured
5 Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 8001 Sky
12 Ridge Rd, Las Vegas, Nevada 89128 ("Real Property"), which is legally described as:

13 LOT ONE HUNDRED THIRTEEN (113) IN
14 BLOCK FIVE (5) OF TAMARISK-PHASE 2, AS
15 SHOWN BY MAP THEREOF ON FILE IN BOOK
16 62, OF PLATS, PAGE 20, IN THE OFFICE OF
THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may offer and provide Debtors with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case.

APPROVED/DISAPPROVED APPROVED/DISAPPROVED

_____ LISA J. GAROFALO DEBTOR(S) ATTORNEY	_____ BRIAN D. SHAPIRO TRUSTEE
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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☒ Failed to respond. - Debtors' Attorney/Trustee

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Submitted by:

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